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Redevelopment Board Minutes 11/15/2004

Arlington Redevelopment Board
Minutes of November 15, 2004

Members Present: Ed Tsoi
Roly Chaput
Barry Faulkner
Lynne Lowenstein
Also Present: Kevin J. O'Brien, Secretary ex officio

Ed Tsoi opened the meeting at 6:00 in the Selectmen's hearing room and asked for a motion to enter Executive Session. Lynne Lowenstein moved and Roland Chaput seconded a motion to enter Executive Session in order to discuss a proposal that if held in open session would affect the value of Town owned land. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Roland Chaput – yes, Ed Tsoi – yes, Barry Faulkner – yes.

At 7:25 Ed Tsoi moved that the Board leave Executive Session, Lynne Lowenstein seconded the motion and Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Roland Chaput – yes, Ed Tsoi – yes, Barry Faulkner – yes.

The Board moved from the Selectmen's hearing room to the second floor conference room in the Town Hall Annex. Joey Glushko and Laura Wiener joined the meeting.

Ed Tsoi introduced Jake Upton to explain the progress made on the Symmes project. Jake Upton showed a plan that indicated the ledge and the location of major utilities serving the site to explain how they have modified the plan to lessen the amount of blasting. He introduced Ed Bradford of The Architectural Team to show how the design had changed. Ed Bradford explained that in order to minimize blasting, the underground garages had been shifted under the building in such a manner as to require a redesign of some of the townhouse units near the two main mid-rise buildings. The location of the mid-rise buildings and the road system and the Vista Park all remained as in the original proposal. The medical office building was shown as an expansion of the existing nurses residence building.

Jake Upton explained that the plans are not at the schematic level, but would be full schematics in 3 or 4 weeks. The Board offered the following suggestions:

1. Should indicate the materials at next meeting.
2. Overall massing indicates that buildings should be masonry rather than wood siding.
3. Try to put trees within the surface parking areas.
4. Try to make green spaces over garages less formal, more natural.
5. Show how development will look from a distance, e.g. from Mass. Ave.
6. Long lengths of the large buildings need to be made more interesting.
7. Adjust arc of road system to be consistent.
8. Show more about the appearance of lower level buildings.
9. Show what is planned for style of landscape hardware.
10. Use of the nurses building dictates what colors can be used.

Ed Bradford left shadow studies that people could look at.

At 8:40 Ed Tsoi introduced Tom Falwell and his client who proposes to locate a Dunkin' Donuts at 369 Mass. Ave in a location that now is occupied by a bagel shop. The special permit for the property (docket 2578) indicates that the Board must approve the tenants of the property. After discussion, Roland Chaput moved that the Board approve the tenant. Barry Faulkner seconded the motion and the Board voted 4 – 0 in favor.

At 8:50 Roland Chaput moved and Barry Faulkner seconded a motion to approve Terry Dash as the chair of the Symmes Neighborhood Advisory Committee. The Board voted 4 – 0 in favor.

Laura Wiener showed the Board a proposal for signage at the Gibbs Center. The Board indicated that the signage should set a good example for the Town. It was decided that the signs should be smaller and fewer and should get another proposal before going out to bid.

At 9:10, The Board approved the minutes for meetings on 8/16/04 and 8/30/04.

Lynne Lowenstein moved and Roland Chaput seconded a motion to go back into Executive Session with the Selectmen in order to continue to discuss a proposal that if held in open session would affect the value of Town owned land. The Board will not reconvene in open session following the Executive Session. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Roland Chaput – yes, Ed Tsoi – yes, Barry Faulkner – yes.

Respectfully submitted,
Kevin O'Brien